

£325,000

Beech Avenue, Doddington, Cambridgeshire PE15 0LB



To arrange a viewing call us now on 01354 694900

Set within a POPULAR LOCATION, this four bedroom DETACHED family home has many AMENITIES CLOSE at hand with a primary school just a short walk away.

Our sellers have owned this property for many years, and they have always loved the village which has a thriving community.

The accommodation comprises separate living and dining rooms, extended kitchen/breakfast room and the convenience of a ground floor WC. Upstairs are the four bedrooms, family bathroom and en-suite shower room attached to the master.

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GROUND FLOOR

WC

1.26m (4'2") x 0.85m (2'9")
Fitted with a low level WC and hand wash basin. Window to front.

LIVING ROOM

5.81m (19'1") x 4.02m (13'2")
Box bay window to front and separate window to side, gas point for fireplace.

DINING ROOM

3.04m (10') x 2.68m (8'10")
Patio doors out to rear garden.

KITCHEN AREA

3.51m (11'6") x 2.65m (8'8")
Fitted with a matching range of wall and base units housing eye level double electric oven, plumbing for washing machine, boiler cupboard, space for fridge, 1½ sink and drainer, ceramic hob with extractor over, window to rear and door out to garden.

BREAKFAST AREA

2.70m (8'10") x 2.53m (8'4")
This has been extended into part of the original garage and is open plan to the kitchen.

FIRST FLOOR

MASTER BEDROOM

6.14m (20'2") x 3.13m (10'3")
Two windows to front.

EN-SUITE

2.06m (6'9") x 1.72m (5'8")
Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

3.49m (11'5") x 2.82m (9'3")
Window to rear.

BEDROOM 3

3.23m (10'7") max. x 2.44m (8')
Window to rear.

BEDROOM 4

2.55m (8'4") x 2.54m (8'4")
Window to front.

BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to side.

OUTSIDE

The front garden provides off road parking for two vehicles. There is a small storage area at the front of the original garage which still retains its original up and over door.

To the rear, the well proportioned garden has shaped lawn, patio and gravel areas plus storage shed.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

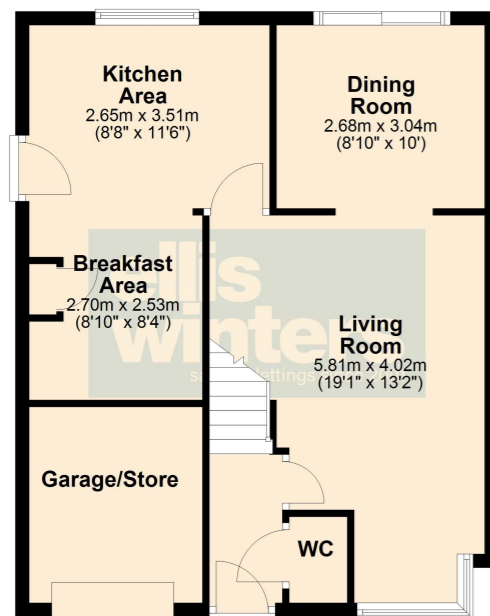
TENURE

Freehold

Fenland District Council tax band - C
Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor



First Floor

